

Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevelop>



Development Review Committee Meeting **July 12, 2004**

Members Present: Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Marie Keenum-911 Coordinator, Michael Springstead-Springstead Engineering, Keith Hunter-Environmental Health, Dale Parrett-Public Works and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Mr. Helms moved to approve the minutes from the June 28, 2004 meeting. Mrs. Keenum seconded the motion and the motion carried.

Barry Ginn, Ginn Engineering, arrived at 2:05 PM.

Old Business:

None

New Business:

The agenda items were heard out of order to allow Mr. Cilenti to review his projects first.

VOS: Rosedale Villas – Major Development – Preliminary Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requested preliminary plan approval to develop a 96-unit subdivision. Staff comments were discussed. Street names need to be added to the plans. An emergency access gate will be provided through Crestwood Villas. There is a 6' differential in the grading on O'Dell Circle and Buena Vista Boulevard.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Cilenti seconded the motion and the motion carried.

VOS: Crestwood Villas – Major Development – Preliminary Plan Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requested preliminary approval to develop a 61-unit subdivision. Staff comments were discussed.

Street names need to be added to the plans. The proposed turn radii are 15' on two stub out roads, but the code requires 25'. The specific turn radius in concern is located on a stub-out road. The stub-out roads will serve two driveways. The County Engineer stated the 15' radius should be sufficient for the proposed amount of traffic. All roads will be aligned on revised plans. The emergency access will be stabilized.

Mr. Cilenti moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Hunter seconded the motion and the motion carried.

VOS: Bonita Villas – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requested preliminary approval to develop a 61-unit subdivision. Staff comments were discussed. Street names need to be added to the plans. The same issue regarding the turn radius was discussed. The emergency access will be stabilized.

Mr. Cilenti moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

Mr. Cilenti excused himself at 2:20 after the above discussion.

VOS: Unit 141 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requested preliminary approval to develop a 345-unit subdivision. Staff comments were discussed and will be addressed on revised plans. Street names need to be added to the plans.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 145 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requested preliminary approval to develop a 197-unit subdivision. Staff comments were discussed. All streets will be aligned on revised plans. The proposed design speed is 15 mph. There is one entrance/exit proposed. Issues regarding grade differentials were discussed. Staff recommends an additional access. Staff suggested connecting the secondary access to Unit 142 on O'Dell Circle. The centerline offset on the first cul-de-sac was discussed. A request should be noted on the plans regarding the centerline offset being reduced to 75' instead of 150'. Street names need to be provided on the plans. There are issues to be corrected regarding the legal description.

Mr. Helms moved to table this request to next week's meeting in order to allow the applicant sufficient time to discuss the recommendation of a secondary access. Mrs. Howard seconded the motion and the motion carried.

Leiva Commercial Development – Medium Development – Conceptual Plan Review

Juan Leiva, property owner, and Kevin Atchley, Walling Engineering, were present and requested conceptual approval to construct a building for the temporary storage of cabinets. Staff comments were discussed. The incoming turn radii needs to be 35'. "Do Not Enter" signs need to be provided. A location for the required handicapped parking area was discussed. The septic tank and drain field locations were discussed. The loading area needs to be paved and marked. Everything within the project boundary needs to be included on the plans. The existing 20' easement needs to be vacated. All structures on the plans that are to be removed need to be identified. The existing mobile home is located very close to the proposed drainage area. However, the slope of the area is very slight and will not create a safety issue. The proposed grass parking area and trees of concern were discussed. There is an abandoned well on the property. A roll-off type dumpster will be provided for trash pick-up, in which some type of enclosure was discussed. The water retention area around the mobile home, exterior lighting and the projected number of employees were discussed. Street addresses need to be added to the plans. The plans need to be labeled as conceptual. The variance applied for through Environmental Health has been approved. A scale is needed for the location map. The legal description needs to be adjusted. More details are required for the septic area and drain field. The employee parking area needs to be off of the roadway. Core bearings were discussed for CR 107/Second Street. Main Street is also known as CR 106 and Third Street is also known as CR 108.

Mr. Helms moved to approve the conceptual request, subject to revised plans being submitted addressing all comments, and the 20' easement being vacated. Mr. Parrett seconded the motion and the motion carried.

Attorney Neal excused herself at 3:05 PM during the above discussion and returned at 3:15 PM. Mr. Ginn excused himself at 3:15 PM after the above discussion.

VOS: North Sumter Utility Company WTP #3 – Major Development – Engineering Review

Troy Mitchell, Farner Barley and Associates, Inc., was present and requested engineering approval to construct a water treatment plant/elevated tank site. Engineering comments were discussed. All preliminary comments must be addressed. The structures are prefabricated and delivered by the manufacturer. Details regarding the piping need to be provided.

Mr. Springstead moved to approve the engineering review, subject to revised plans being submitted addressing all comments. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 124 – Major Development – Preliminary and Engineering Review

Rick Busche, Kimley-Horn and Associates, Inc., was present and requested preliminary and engineering approval to develop a 67-unit subdivision. Staff comments were discussed. All requested corrections/revisions will be made. "Drainage" is misspelled on the plans regarding an easement and will be corrected.

Mr. Helms moved to approve the preliminary and engineering plans, subject to revised plans being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

Next Meeting Date:

The next meeting is scheduled for July 19, 2004.

Mr. Helms moved to adjourn. Mr. Springstead seconded the motion and the motion carried. The meeting adjourned at 3:18 PM.